

Text Amendment Application No.
Boston Redevelopment Authority
Saint Vincent Neighborhood
Interim Planning Overlay District

TO THE ZONING COMMISSION OF THE CITY OF BOSTON

The Boston Redevelopment Authority petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956 as amended, as follows:

By inserting after Article 27K, for a period of twenty-four months from the effective date of this amendment, the following article:

ARTICLE 27L

SAINT VINCENT NEIGHBORHOOD
INTERIM PLANNING OVERLAY DISTRICT

SECTION 27L-1. Statement of Purpose. The purposes of this article are to implement interim planning standards and to facilitate the comprehensive planning and rezoning of the Saint Vincent neighborhood; to manage the future development of the Saint Vincent neighborhood for the use and benefit of the inhabitants of South Boston and Boston; to provide a predictable, clear, and understandable process for the public review of new development; to preserve and enhance the Saint Vincent neighborhood; to encourage the most appropriate use of land; to lessen vehicular congestion in the streets; to provide for adequate parking facilities; to provide adequate light and air; to prevent overcrowding of land; to promote residential development that is affordable to all segments of the community; to promote mixed-income residential development; to promote land uses which provide jobs for the city's residents; and to preserve, enhance, and create open space.

SECTION 27L-2. Declaration of Need for Interim Zoning. Interim zoning in the Saint Vincent Neighborhood IPOD Study Area is necessary to provide the proper balance between competing land uses and economic and environmental factors. Characteristics of existing zoning that render it inappropriate include its failure to: provide for opportunities for appropriately-sited residential, commercial and mixed-use development which is beneficial to the community; discourage the inappropriate intermingling of industrial and manufacturing uses with residential, commercial, cultural, and public open space uses; encourage cohesive neighborhood business districts; regulate building heights to protect views and vistas; provide for adequate pedestrian and vehicular circulation and access; provide adequate parking controls; provide for the creation and rehabilitation of housing that is affordable to all segments of the community; prevent dense development that exacerbates the lack of open space and inhibits access to light and air; provide for zoning designations which result in the appropriate siting of land uses; preserve and enhance open space; protect historic structures; and preserve the character of the Saint Vincent neighborhood.

SECTION 27L-3. Definitions. For the purposes of this article only, the following terms shall have the meanings indicated.

1. "Adjusted Income" is defined as it is in 24 Code of Federal Regulations Section 813.102 (1986), as amended, or as set forth in regulations that are adopted in accordance with Section 27L-22, if any, which regulations then shall govern.
2. "Affordable" means, in the case of an owner-occupied dwelling unit, requiring the expenditure by a Low-Income, Moderate-Income, or Upper-Moderate-Income Household for mortgage payments, insurance, real estate taxes, and condominium or cooperative fees of not more than thirty percent (30%) of its Adjusted Income to occupy the unit; and, in the case of a renter-occupied dwelling unit, requiring the expenditure by a Low-Income, Moderate-Income, or Upper-Moderate-Income Household for rent of not more than thirty percent (30%) of its Adjusted Income to occupy the unit.
3. "Annual Income" is defined as it is in 24 Code of Federal Regulations Section 813.106 (1986), as amended, or as set forth in regulations adopted in accordance with Section 27L-22, if any, which regulations then shall govern.
4. "Applicant" means any person or entity having a legal or equitable interest in a Proposed Project which is subject to the provisions of this article, as set forth in Section 27L-5, or the authorized agent of any such person or entity.
5. "Interim Planning Permit" means a permit granted pursuant to Section 27L-3 for a Proposed Project subject to the provisions of this article.
6. "Low-Income Household" means a household whose Annual Income does not exceed fifty percent (50%) of the Median Gross Income of households in the Boston Standard Metropolitan Statistical Area.
7. "Median Gross Income" is defined as it is in 24 Code of Federal Regulations Section 813.102 (1986), as amended, or as set forth in regulations that are adopted in accordance with Section 27L-22, if any, which regulations then shall govern.
8. "Moderate-Income Household" means a household whose Annual Income does not exceed eighty percent (80%) of the Median Gross Income of households in the Boston Standard Metropolitan Statistical Area.
9. "Proposed Project" means the erection, extension, or substantial demolition of any structure or the change of use or occupancy of any structure or land, for which the Applicant is required to obtain a building or use permit.
10. "Residential Uses" means Use Item Nos. 1, 1A, 2, 3, 4, 5, 6, 7, 8, 8A, and 10, Section 8-7, Table A.

11. "Saint Vincent Neighborhood IPOD" means the regulations imposed by this article.
12. "Saint Vincent Neighborhood IPOD Study Area" means the area defined in Section 27L-4.
13. "Saint Vincent Neighborhood Subcommittee" means the Saint Vincent Neighborhood Subcommittee to the Fort Point Citizen's Advisory Committee.
14. "Underlying Zoning" means all zoning regulations, with the exception of this article, which are contained in this Code.
15. "Zoning Relief" means any variance, conditional use permit, exception, zoning map or text amendment, or any other relief granted by the Zoning Commission or Board of Appeal.

SECTION 27L-4. Physical Boundaries; Establishment of Subdistricts. This article is applicable only in the Saint Vincent Neighborhood IPOD Study Area, which consists of the area depicted as the Saint Vincent Neighborhood Interim Planning Overlay District on "Map of the series of maps entitled 'Zoning Districts - City of Boston' dated August 15, 1962, as amended, and on Appendix A to this article. Within the Saint Vincent IPOD Study Area there are three (3) study areas, which study areas are also depicted on said maps and on Appendix A to this article.

SECTION 27L-5. Applicability. Any Proposed Project within the Saint Vincent Neighborhood IPOD Study Area is subject to the provisions of this article unless otherwise exempt pursuant to subsection 1 or 2 of this section.

1. The following Proposed Projects within the Saint Vincent Neighborhood IPOD Study Area are exempt from the requirement of a grant of an Interim Planning Permit; provided that any such Proposed Project is in compliance with the Interim Height Standards, contained in Section 27L-11, and the Interim Parking Controls, contained in Section 27L-12:
 - (a) Any Proposed Project consisting solely of Residential Uses of not more than three (3) dwelling units in the West Third Street Residential Study Area; or
 - (b) Any Proposed Project consisting solely of Residential Uses of not more than three (3) dwelling units above the first story in the West Broadway Neighborhood Business Study Area;
2. The following Proposed Projects within the Saint Vincent Neighborhood IPOD Study Area are exempt from the provisions of this article.
 - (a) Any Proposed Project for which application to the Inspectional Services Department for a building or use permit has been made prior to the first notice of hearing before the Zoning Commission

for adoption of this article and for which no Zoning Relief is required.

- (b) Any Proposed Project for which appeal to the Board of Appeal for any Zoning Relief has been made prior to the first notice of hearing before the Zoning Commission for adoption of this article, provided that such Zoning Relief thereafter is granted by the Board of Appeal pursuant to such appeal.
- (c) Any Proposed Project or site for which a planned development area development plan has been approved by the Boston Redevelopment Authority and the Zoning Commission prior to the first notice of hearing before the Zoning Commission for adoption of this article, whether or not such planned development area development plan thereafter is modified or amended.

SECTION 27L-6. Zoning Regulations in Effect; Conflict Provisions. The Saint Vincent Neighborhood IPOD and Underlying Zoning together constitute the zoning regulations for the Saint Vincent Neighborhood IPOD Study Area. Where conflicts exist between the provisions of the Saint Vincent Neighborhood IPOD and Underlying Zoning, subsections 1 and 2 of this section govern. Upon expiration of this article, the Underlying Zoning shall be the sole set of zoning regulations for the Saint Vincent Neighborhood IPOD Study Area.

- 1. In all subdistricts, the provisions of the Saint Vincent Neighborhood IPOD supersede Underlying Zoning, except as provided in subsection 2 below.
- 2. In all subdistricts, any duly enacted amendment to Underlying Zoning pertaining to land use in the Saint Vincent Neighborhood IPOD Study Area shall govern, provided notice of a public hearing before the Zoning Commission is published after the effective date of this article. Notwithstanding any other provision of this article, any such amendment may occur prior to the expiration of this article and may relate to any subdistrict or to any Study Area for which a planning and rezoning study has been completed by the Boston Redevelopment Authority.

SECTION 27L-7. General Land Use Objectives for the Study Area. The general land use objectives for the subdistricts in the Saint Vincent Neighborhood IPOD Study Area are as follows:

To revise or establish land use controls to limit inappropriate increases in density and protect the character of the existing residential fabric; to retain and develop affordable housing; to encourage appropriate development of vacant land or underutilized parcels for housing; to minimize traffic and parking congestion in residential neighborhoods; to protect residential areas from commercial and industrial expansion; to protect architecturally significant structures in residential and commercial areas; to develop parking controls which limit on-street parking; to create a village atmosphere in the neighborhood business district which encourages pedestrian and street life and promotes neighborhood oriented businesses; to develop sign controls and

design guidelines which complement the historic architectural features and character of the business district; to encourage retail uses at the street level with office and residential uses above in the business districts; to improve traffic flow and reduce congestion in the business districts through parking and truck access and loading controls; to preserve and maintain existing open space through open space zoning and to encourage the creation and adequate distribution of accessible open space for active or passive recreational use; to regulate building height and massing in order that structures do not obstruct views and vistas and in order to ensure building heights which are compatible with the existing area; to thoroughly review existing manufacturing zoning districts for compatibility with current residential patterns; to establish screening and buffering requirements and performance standards for manufacturing uses; and to encourage the effective enforcement of the Boston Zoning Code.

SECTION 27L-8. West Third Street Residential Study Area. The West Third Street Residential Study Area is a primarily multi-family area which is adjacent to business and manufacturing uses. Planning for this area is necessary to protect and strengthen its residential character, address any environmental and/or land use conflicts related to its proximity to manufacturing uses, and to calculate appropriate dimensional requirements in order to develop appropriate new zoning regulations.

SECTION 27L-9. West Broadway Neighborhood Business Study Area. In the Saint Vincent Neighborhood IPOD Study Area, most retail and commercial uses occur along West Broadway. This street contains neighborhood service stores, local businesses, and small commercial uses which serve the local residents. Planning for this area as a Neighborhood Business Study Area, is necessary: to define the proper boundaries of the area; to protect the integrity and viability of the area; to strengthen local retail business, to prevent the decline of neighborhood services and its associated job loss; to address the problems of insufficient parking, difficult pedestrian and vehicular circulation, inappropriate signage, and insufficient pedestrian amenities; to increase Residential Uses above the first story; and to improve the streetscape appearance.

SECTION 27L-10. West First Street Study Area. West First Street is established as a Study Area because of its special vulnerability to development which has the potential to alter significantly and negatively the character and the pattern of land uses in the surrounding areas. In contrast to other areas within the Saint Vincent Neighborhood IPOD Study Area, the essential character of this area is not firmly established. In this area, individual comprehensive planning studies are needed to evaluate the impact of business, manufacturing, and industrial uses on the adjacent residential neighborhood and to identify appropriate land uses before any new zoning regulations can be implemented. Any new development in this area shall be subjected to careful scrutiny.

SECTION 27L-11. Interim Height Standards. Proposed Projects within the Saint Vincent Neighborhood IPOD Study Area are governed by the interim height standards set forth in Table 1 of this section.

Table 1

Saint Vincent Neighborhood Interim Planning Overlay District
Interim Height Standards

<u>Existing Underlying Zoning Designation</u>	<u>Underlying Zoning Height Controls</u>		<u>Interim Height Standards</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
H-1-50	none	50	3	35
L-1	3	35	3	35
B-1	3	40	4	40
B-2	none	none	4	40
M-1	2-1/2	35	3	35
M-2	none	none	3	35

SECTION 27L-12. Interim Parking Controls. Within the Saint Vincent Neighborhood IPOD Study Area, the following interim parking controls apply to any Proposed Project that includes a use included in Table A of Section 8-7 under Use Item Nos. 1, 1A, 2, 3, 4, 5, 6, 7, 7A, 7B, 8, 8A, 9, 10, 11, 12, 13, 13A, 14, or 15:

- For any dwelling unit(s) created after the effective date of this article, the following off-street parking formula applies unless otherwise provided by this section:

<u>Number of Dwelling Units</u>	<u>Off-Street Parking Spaces Required for Each Unit</u>
1	1.00
2	1.00
3	1.00
over 4	1.50

- Off-street parking facilities shall be provided at a ratio of 1.0 off-street parking space for each dwelling unit that is developed under an approved city, state, or federal program for Affordable housing and rented or sold to a Low- or Moderate-Income Household.
- Proposed Projects for elderly persons of low income shall provide 0.2 off-street parking space per dwelling unit if such housing project is constructed under Chapter 121B of the General Laws of Massachusetts or the United States Housing Act of 1937, as amended.

SECTION 27L-13. Restrictions of Roof Structures. In the Saint Vincent Neighborhood IPOD Study Area, no roofed structure designed or used for human occupancy, access (except as allowed in following paragraph), or storage, and no roof structure, headhouse or mechanical equipment normally built above the roof and not designed for use for human occupancy, shall be erected or enlarged on the roof of an existing building if such construction relocates or alters the profile and/or configuration of the roof or mansard, unless after public notice and hearing and subject to Sections 6-2, 6-3 and 6-4, the Board of Appeal grants a conditional use therefor.

An open roof deck may be erected on the main roof of a residential building with a flat roof or a roof with a slope of less than five degrees providing that (a) such deck is less than one foot above the highest point of such roof; (b) the total height of the building, including such deck, and its appurtenant handrail, balustrade, fence, hatch or bulkhead, does not exceed the maximum height of building allowed for such building by this Code; and (c) access is by roof hatch or bulkhead no more than thirty inches in height above such deck unless, after public notice and hearing and subject to Sections 6-2, 6-3 and 6-4, the Board of Appeal grants permission for a stairway headhouse; and (d) an appurtenant hand rail, balustrade, fence, hatch or bulkhead is set back horizontally at a depth of ten (10) feet from a roof edge that faces a street.

SECTION 27L-14. Transportation Master Plan. A Transportation Master Plan for the Saint Vincent Neighborhood IPOD Study Area shall be developed by the Boston Redevelopment Authority, working in conjunction with the Boston Transportation Department, and the Saint Vincent Neighborhood Subcommittee, and shall include the following:

1. Determination of off-street parking requirements for all Proposed Projects which include residential and/or commercial uses.
2. Specification of parking and access controls to be implemented in commercial areas.
3. Identification of appropriate sites for commercial parking within commercial areas.
4. Analysis of public transit access locations relative to siting and size of any potential or actual Proposed Project.
5. Determination by the Boston Transportation Department of specified truck routes that avoid residential streets.

SECTION 27L-15. Transportation Access Plan. A Transportation Access Plan is required of any Applicant seeking a building permit for any Proposed Project exceeding 25,000 square feet, any Proposed Project that includes retail use listed in Use Item Nos. 34, 35, or 36, Section 8-7, Table A, in excess of 15,000 square feet, or any Proposed Project that includes a Residential Use and comprises twenty-five (25) or more dwelling units. The Plan shall consist of impact assessment, mitigation, and monitoring components as follows:

1. The impact assessment component shall identify and evaluate the impact of the Proposed Project on the city's transportation network.
2. The mitigation component shall propose measures to minimize the transportation-related impact of the Proposed Project.
3. The monitoring component shall describe provisions for periodic re-evaluation of the effectiveness of proposed mitigation measures.

SECTION 27L-16. Open Space Plan. During the interim planning period, an Open Space Plan shall be developed by the Boston Redevelopment Authority, in conjunction with the Saint Vincent Neighborhood Subcommittee, to accompany revised zoning and to guide future development. The Open Space Plan also shall identify appropriate locations and opportunities for new open space sites in the Saint Vincent neighborhood.

SECTION 27L-17. Design Guidelines. During the interim planning period, design guidelines shall be developed by the Saint Vincent Neighborhood Subcommittee, and the Boston Redevelopment Authority. The purpose of these guidelines will be to promote residential and commercial neighborhood design for future development that will enhance the urban design of the community and reinforce the positive scale, character, massing, and neighborhood pattern that exist in the Saint Vincent Neighborhood IPOD Study Area. Design guidelines shall, at a minimum, address building siting, facades and both minimum and maximum building heights.

SECTION 27L-18. Standards for Issuance of Interim Planning Permit. The Board of Appeal shall grant an Interim Planning Permit for a Proposed Project only if it finds that: (a) the benefits to the community outweigh the burdens imposed; and (b) the Proposed Project is in substantial accord with the following:

1. The land use objectives of Section 27L-7;
2. The planning studies conducted pursuant to Sections 27L-8, 27L-9, and 27L-10;
3. The interim height standards set forth in Section 27L-11;
4. The interim parking controls set forth in Section 27L-12;
5. The transportation access plan requirements set forth in Section 27L-15; and
6. Any other provision of this article.

In issuing an Interim Planning Permit, the Board of Appeal shall provide in its written decision specific reasons why the Proposed Project is in substantial accord with the above standards.

SECTION 27L-19. Enforcement. The Building Commissioner shall not issue a building, demolition, or use permit for any Proposed Project subject to the provisions of this article, other than those exempt pursuant to Section 27L-5,

unless the Board of Appeal has approved an Interim Planning Permit for the Proposed Project in accordance with Section 27L-18 and Section 27-3.

SECTION 27L-20. Sunset Provision; Subsequent Amendments. This article shall be in effect for twenty-four (24) months from the effective date of this amendment, unless otherwise extended pursuant to Section 27L-2. While in effect, this article or portions of this article may be repealed or superseded by subsequent amendments to this article or by amendments to the Underlying Zoning as to which notice of a public hearing before the Zoning Commission is published after the effective date of this article. Upon expiration of the period for which this article is in effect, Underlying Zoning, as amended, alone shall constitute the zoning regulations for the area governed by this article.

SECTION 27L-21. Timetable for Rezoning. Submission of proposed zoning changes by the Boston Redevelopment Authority to the Zoning Commission shall be completed within twenty-two (22) months from the enactment of the Saint Vincent Neighborhood IPOD, and notice of the Zoning Commission hearing on any petition to adopt proposed zoning changes shall be published within twenty-four (24) months of the enactment of the Saint Vincent Neighborhood IPOD; provided, failure of the Boston Redevelopment Authority to submit proposed zoning changes to the Zoning Commission within twenty-two (22) months shall not invalidate any provision of the Saint Vincent Neighborhood IPOD or Underlying Zoning.

SECTION 27L-22. Regulations. The Boston Redevelopment Authority may promulgate regulations to administer this article.

SECTION 27L-23. Severability. The provisions of this article are severable, and if any such provision or provisions shall be held invalid by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this article.

Petitioner: Boston Redevelopment Authority

By: Stephen Coyle, Director

Address: City Hall / 9th Floor

Boston, MA 02201

Tel. No.: 722-4300, ext. 4329 or 4330

Date: _____

Taken under advisement on
June 13, 1991
Resubmitted June 27, 1991

MEMORANDUM**JUNE 27, 1991**

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA MONGELLI HAAR, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GERRY KAVANAUGH, DIRECTOR FOR INSTITUTIONAL PLANNING
AND ZONING
BRIAN BYRNES, DEPUTY DIRECTOR
GEORGE MORRANCY, SENIOR ADMINISTRATIVE ASSISTANT

SUBJECT: SAINT VINCENT NEIGHBORHOOD INTERIM PLANNING OVERLAY
DISTRICT

**EXECUTIVE
SUMMARY:**

This memorandum requests the Boston Redevelopment Authority's approval of an Interim Planning Overlay District (IPOD) for the Saint Vincent Neighborhood in South Boston as the first step toward a comprehensive neighborhood zoning plan. BRA staff has been working closely with the Saint Vincent Neighborhood Subcommittee to establish this IPOD. Community-generated land-use goals and objectives, height standards, parking requirements and other development guidelines will enable the interim zoning amendment to protect the character of the Saint Vincent Neighborhood during a two-year planning process.

Introduction

Noting land use and zoning conflicts which threatened the viability and residential fabric of their community, the Saint Vincent's Neighborhood Association requested Authority staff assistance in the planning and rezoning of their neighborhood. In the fall of 1990, the Saint Vincent Neighborhood Subcommittee, a subcommittee of the Fort Point Citizens' Advisory Committee, began working with the Mayor's Office of Neighborhood Services and the Boston Redevelopment Authority on a major planning and rezoning effort for the Saint Vincent neighborhood in South Boston.

In meetings of the Saint Vincent Neighborhood Subcommittee, as well as the Saint Vincent's Neighborhood Association and the South Boston

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Citizens' Association, it became apparent that existing area zoning districts and land-uses jeopardize the neighborhood's strong residential fabric. Authority staff also have worked with the Fort Point Citizens' Advisory Committee and the South Boston Board of Trade. Attachments A, B and C identify individuals and groups with whom BRA staff have been working with and/or have notified concerning the proposed IPOD.

The IPOD amendment recommends land use policies that are intended to protect the residential character of the Saint Vincent neighborhood, prevent future encroachment of incompatible uses into the residential neighborhood, and provide a context for in-depth analysis of the community's traffic and parking, open space, urban design and business needs. Future growth should provide affordable housing, adequate parking and open space, a strengthened local retail market, non-residential development that is compatible with residential uses, and enhance the quality of life for the residents of the Saint Vincent neighborhood. The comprehensive planning analysis conducted through the establishment of the IPOD will result in zoning and land use controls which will achieve such goals.

The Saint Vincent Neighborhood IPOD will complement other recent community-based planning and rezoning efforts in South Boston including: the expansion of the Restricted Parking District to include all of South Boston; the establishment of a Maritime Economy Reserve District along sections of South Boston's industrial waterfront; the Harborpark District; Fort Point waterfront; and the Dorchester Avenue IPOD, which includes South Boston's Andrew Square. Additionally, presently, BRA staff is conducting a zoning and land use analysis in the area of Dorchester Avenue north of Andrew Square.

Summary

1. Applicability:

Generally, all proposed projects which require a building or use permit are subject to the IPOD regulations, except for residential uses of not more than three units, provided that any such proposed project is in conformance with Interim Height Standards and Interim Parking Controls.

2. Establishment of Three Study Areas:

West Third Street Residential Study Area - This study area is a primarily multi-family area which is adjacent to business and manufacturing uses. Planning for this area is necessary to protect and strengthen its residential character and to address any environmental problems and/or land use conflicts related to its proximity to manufacturing uses.

West Broadway Neighborhood Business Study Area - This study area contains neighborhood service stores, local businesses and small commercial uses which serve local residents. Planning for this area is necessary to strengthen local retail business, to prevent the decline of neighborhood services and its associated job losses and to increase residential uses above the first story.

West First Street Study Area - This study area primarily consists of manufacturing and trucking and warehouse uses. Planning for this area is necessary because of its special vulnerability to development which has the potential to significantly and negatively alter the character and pattern of the land uses in the adjacent residential neighborhood.

3. Interim Height Standards

<u>Existing Underlying Zoning Designation</u>	<u>Underlying Zoning Height Controls</u>		<u>Interim Height Standards</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
H-1-50	none	50	3	35
L-1	3	35	3	35
B-1	3	40	4	40
B-2	none	none	4	40
M-1	2-1/2	35	3	35
M-2	none	none	3	35

4. Interim Parking Controls and Transportation Access Plan Requirements

<u>Number of Dwelling Units</u>	<u>Off-Street Parking Spaces Required for Each Unit</u>
1	1.00
2	1.00
3	1.00
over 4	1.50

Off-street parking facilities shall be provided at a ratio of 1.0 off-street parking space for each dwelling unit that is developed under an approved city, state, or federal program for Affordable housing and rented or sold to a Low- or Moderate-Income Household.

Proposed Projects for elderly persons of low income shall provide 0.2 off-street parking space per dwelling unit if such housing project is constructed under Chapter 121B of the General Laws of Massachusetts or the United States Housing Act of 1937, as amended.

A Transportation Access Plan shall be required for any proposed project exceeding 25,000 square feet, retail uses in excess of 15,000 square feet, or residential uses which comprises twenty-five or more dwelling units.

5. Restrictions on Roof Structure

Regulations have been established which require a conditional use permit for erection or enlargement of any roof structures, excepting some types of roof decks, which relocates or alters the profile or configuration of the roof.

6. Proposed Planning Studies

- o Transportation Master Plan
 - To address off-street parking requirements; commercial parking and access controls; and, truck routes
- o Open Space Plan
 - To identify appropriate locations and opportunities for new open space sites
- o Design Guidelines
 - To enhance and reinforce the positive scale, character, massing and neighborhood pattern

Attachments

- A. Saint Vincent Neighborhood Subcommittee
- B. Fort Point Citizens' Advisory Committee and mailing list
- C. South Boston Board of Trade mailing list
- D. South Boston Tribune headline/article
- E. South Boston Map identifying proposed IPOD area
- F. Saint Vincent Neighborhood Interim Planning Overlay District

An appropriate vote follows:

VOTED: That the Director is authorized to petition the Zoning Commission to adopt text and zoning amendments to establish the Saint Vincent Neighborhood Interim Planning Overlay District in substantial accord with the amendment presented to the Authority on June 13, 1991.

ATTACHMENT A

St. Vincent Neighborhood Interim Planning Overlay District Subcommittee

Thomas Butler, Chmn.
88 "I" St.
William Casey, Jr.
176 Lincoln St., Brighton
Bob Costello, Pres., St. Vincent's Neighborhood Association
211 West Third St.
Edward Downs
42 Story St.
Larry Dwyer, Comm., Parks Dept.; Chmn., Fort Point Citizens' CAC
1790 Columbia Rd.
Neil Fitzpatrick, Fort Point Businessman's Association
31 Fargo St.
James Flaherty
34 Middle St.
State Rep. Paul Gannon
765 East Fifth St.
City Councillor James Kelly
5A Bantry Way
Steve Lynch
461 East Eighth St.
Barbara Mellan
227 West Broadway
Rev. David Murphy, Sts. Peter & Paul Parish
55 West Broadway
Martin Nee
281 West Second St.
Bernie O'Donnell, Pres., So. Boston Citizens' Assoc.
181 "M" St.
John O'Sullivan, Mayor's Office of Neighborhood Services
366 West Broadway
Ted Park, Senate President William Bulger's office
8 Viking St.
Ken Sinkiewicz, Exe. Director, So. Boston Comm. Health Center
133 Dorchester St.
William Stoddard
60 Bolton St.
Helen Vallancourt
203 West Third St.
Gerry Vierbickas, Pres., So. Boston Residents' Group
1720 Columbia Rd.

ATTACHMENT B

Fort Point Citizens' Advisory Committee & mailing list

Members

John Alekna, South Boston Board of Trade
Karen Anderson, Boston Transportation Department
Larry Bluestone, Urban Design Subcommittee
Thomas Butler, South Boston Citizens' Association
Brian Byrnes, Boston Redevelopment Authority
Susan Cain, Ft. Point Channel Community Association
Bob Costello, St. Vincent's Neighborhood Association, Pres.
Robert Coyne, Boston Freight Terminal
Dan Curl, Boston Harbor Associates
Lorraine Downey, City of Boston Environmental Department
Ed Downs
Rita Driscoll, West Broadway Task Force
Lawrence Dwyer, Chairman, Fort Point Citizens' Advisory Committee
Thom Ennen, Boston Redevelopment Authority
Neil Fitzpatrick, Boston Freight Terminal
Michael F. Flaherty, Atty.
Adel Foz, Massport
State Rep. Paul Gannon
Asterid Glynn, Smith, McNulty & Kearney
Daniel Gregory, Executive Office of Economic Affairs
Doug Herberich, Economic Development & Industrial Corporation
Arthur Lane, Boston Shipping Association
Steve Lynch
Andy McClurg, Boston Transportation Department
Robert Monahan, Chamber of Commerce
Kyra Montague, Children's Museum
Rev. David Murphy, Sts. Peter and Paul/St. Vincent's
Martin Nee, South Boston Neighborhood Housing
Martin A. Nee
Edith Netter, Atty.
Bernard O'Donnell, South Boston Citizens' Association, Pres.
John O'Sullivan, Mayor's Office of Neighborhood Services
Ted Park, Senate President William Bulger's office
Suzanna Schnell, Fort Point Arts Community
Kenneth Sinkiewicz, So. Boston Comm. Health Center, Exe. Director
Ellie Spring, Economic Development & Industrial Corporation
James Sullivan, Chamber of Commerce
Susan Tierney, Executive Office of Environmental Affairs
Gerry Vierbickas, South Boston Residents' Group, Pres.

Mailing List

Seafrost Fish Co., Inc.
Santoro's Sub Shop
Gillette Company
Edward Aelles, Rappaport & Raykou
Joe Aiello, Massachusetts Bay Transportation Authority

Anthony Athanas, Pier IV Restaurant
Jeffrey Becker, The Niles Co., Inc.
Paul Bloom
Kenneth Brecher, Children's Museum
Susan Bregman, Boston Transportation Department
James Brooks, Commission for Persons with Disabilities
Valerie Burns
Dorothy Connolly, Massport
John Connolly, Mayor's office
Brian Dacey, The John Drew Company
Gina Dailey, Fine & Abrogne
Steve Davis, Executive Office of Environmental Affairs
Richard Dimino, Boston Transportation Department, Commissioner
John Dineen, Gaston & Snow
Ann Donaldson, OJCS
Charles Dow, Sears Crescent Building
John Driscoll, Harvard University
Tom Driscoll
Hugh Farrell, Farrell Ocean Services, Inc.
Jamie Fay, Fort Point Association
Steve Ferrey, Suffolk University Law School
Ben Freeman
Richard Friedman, Carpenter & Company
Donald Gillis, Economic Development & Industrial Corporation, Dir.
Harry Grill, Economic Development & Industrial Corporation
Dorsey Haas, Boston Affiliates
Andy Hamilton, Conservation Law Foundation
Gunnar Hexerm
David Hughes, MARR Companies
Mark Hunt, The Computer Museum
William Huppeler
Barbara Kaplan, Fort Point Arts Community
Mike Kaufman, The John Drew Company
Kevin Kiley, Massachusetts Motor Truck Association
Andrea Langhauser, DEP Waterways Regulation Program
Terence McCourt, The McCourt Company
John McGrath
Ann McKinnon, CBT
Jeanne McKnight, Cuddy, Lynch, Manzi & Bixby
Ann Meyers, Massport
Peter Miner, The Architects Collaborative
Jack Murray, B.F.C. Group
Charles Natale, Department of Environmental Quality Engineering
Karl Neubaumer, Lanile Architects
Nicholas Orlov
Emily Pugliano
Steve Reagan
H. David Roth, Museum Wharf
Rayna Rubin, The John Drew Company
Deborah Ryan, Architectural Barrier
Kevin Ryan, Himmel/MKDG
Joe Salem, Back Bay News Distributors
Linda Shell, Children's Museum
Richard Sheridan, Maersk Line Agency

ATTACHMENT C

Peter Smith, CBT
Martin Sokoloff
John Spears, Greater Boston Design Associates
B.P. Surette, Paul's Lobster Company
Manjeet Tangri, Economic Development & Industrial Corporation
John Terrell
John Thompson, Hutchins & Wheeler
Robert Walsh, Robert Walsh Associates
Toni Whitmore, Massport

ATTACHMENT C

South Boston Board of Trade (businesses within IPOD)

Ace Express, 320 "D" St.
Acme Woodworking & Partition Company, 132 West Broadway
Adams Sporting Goods, Inc., 405 West Broadway
American Nut & Chocolate Company, 230 West Broadway
American Woodworking, Inc., 249 West Second St.
Bay View Men's Shop, 469 West Broadway
Bonney's Express, Inc., 320 "D" St.
Boston Buffalo Express, Inc., 220 West Second St.
Boston Grate, 202 West First St. Brigham's, 499 West Broadway
Broadway Athletic Club, 387 West Broadway
Broadway Grinding Company, 313 West Broadway
Broadway Motor Supply, 120 West Broadway
Broadway Pharmacy, 301 West Broadway
Broadway Tile & Linoleum, 400 West Broadway
Burger King, 280 West Broadway
Card Fair, Inc., 421 West Broadway
Cole Brothers Iron Workers, 188 West Second St.
Commonwealth Air Conditioning & Heating, 377 West First St.
Concetta's Restaurant, 43 West Broadway
Conditioned Air Products Corp., 160 West Broadway
Connolly Corner Cafe, 377 West Broadway
CVS Pharmacy, 425 West Broadway
The Consignment Shop, 413 West Broadway
D & E Furniture, Inc., 397B West Broadway
Eddie's Sleepshop, 401, 415 West Broadway
Elliot Sewing Machine Company, 327 West Broadway
Flanagan's Supermarket, 470 West Broadway
Foreign Auto Servicing, Inc., 455 West Second St.
Friendly Family Centers, 441 West Broadway
F.W. Woolworth Co., 423 West Broadway
General Express Terminal, 320 "D" St.
Goodman Engraving Company, 169 West Second St.
Gordon Industries, 202 West First St.
Guthrie Nixon & Smith, Inc., 125 "B" St.
Hanley Oil Company, Inc., 363 West First St.
Helco Automotive, Inc., 351 West First St.
Hinds & Coon Company, 118 "B" St.
John Palumbo Company, 321 West Second St.
Joseph J. Levitan, Optometrist, 457 West Broadway
Kays Fashion Shop, 435 West Broadway
Keefe & Company Jewelers, 379 West Broadway
King's Restaurant, 303 West Broadway
Kraft Wholesale, 205 West First St.
Land of Pizza, Inc., 455A West Broadway
Larkin Electrolysis, 409 West Broadway
Lawton Vernwood Press, 116 West Broadway
Liberty Bell Roast Beef, 170 West Broadway
Lithuanian Citizens Association, 368 West Broadway
Lower End Saloon, 332 West Broadway
McNeil Roofing, 131 1/2 West Third St.
Mr. McGoo's Pizza & Subs, 479 West Broadway

ATTACHMENT D

Mt. Washington Cooperative Bank, 430 West Broadway
Nick's House of Pizza, 467 West Broadway
N.E. Rolling Door, Inc., 202 West First St.
Perkins Supply Company, 480 West Broadway
Regional Business Equipment, Inc., 401 West Broadway
Robert A. Smith, M.D., 380 West Broadway
Robert C. O'Keefe, M.D., 394 West Broadway
Robert Lyons On Broadway, 449 West Broadway
Rosengard Clinic, 380 West Broadway
Ross Motor Parts Company, 246 West Broadway
Ryder Truck Rental, 280 West First St.
R.F. Burns Religious Articles, 443 West Broadway
Sanis Store, 459 West Broadway
Shubert's Smoke & News Shop, 482 West Broadway
Semiconducting Processing Company, 409 West First St.
Shaughnessy & Ahearn Trucking Company, 346 "D" St.
Shawmut Bank, 474 West Broadway
Shea's Tavern, 222 West Broadway
South Boston Independent Club, 365 West Broadway
South Boston Optical Company, 382 West Broadway
South Boston Savings Bank, 460 West Broadway
South Boston Supply Company, 385 West Broadway
South Boston Tribune, 395 West Broadway
South Boston Used Auto Sales, 150 West Broadway
South Roofing Corp., 354 West Second St.
Taylor's Market, Inc., 371 West Broadway
The Apothecary, 384 West Broadway
The Ringside Inn, 322 West Broadway
Tommy's Barber Shop, 472A West Broadway
Touch of Crafts, 411 West Broadway
Trans Atlantic Travel Service, Inc., 393 West Broadway
Weathermasters Htg. & Air Conditioning, 249 West Second St.
West Broadway Pizza, 321-323 West Broadway
William C. Norcross Company, 401 West First St.
Worcester City Delivery, Inc., 320 "D" St.

Zoning Changes Proposed For St. Vincent's Neighborhood



Mayor Raymond L. Flynn is working with the St. Vincent's Neighborhood Association, area business representatives and community leaders in an effort to amend zoning regulations in the St. Vincent's neighborhood.

The objective of the proposed zoning changes is to strengthen the residential character of the neighborhood while also addressing the specific requirements of the West Broadway retail corridor and the commercial interests along West First Street.

"I have come to realize that community-based neighborhood planning and rezoning are the best approaches to protecting, and strengthening the residential integrity

of the St. Vincent's area," wrote Mayor Raymond L. Flynn to St. Vincent's Neighborhood Association president Bob Costello. "The St. Vincent's neighborhood IPOD (Interim Planning Overlay District) will help protect our neighborhood while essential developments proceed nearby."

A special subcommittee of the Fort Point Channel Citizens' Advisory Committee (CAC) has been established to monitor the St. Vincent's IPOD idea and, like Flynn, believes it can be instrumental in

managing the future development of the St. Vincent's neighborhood for the use and benefit of the inhabitants of South Boston and Boston. The

Zone Change

(Continued from page 1)

subcommittee is being chaired by Thomas Butler.

"I have been working very closely with Bob Costello, the Mayor's office and the Boston Redevelopment Authority," said Butler, "to come up with an IPOD plan that will lead to final zoning which will benefit everyone in this community. The task is made less difficult by the great concern shown by Mayor Flynn in moving this process along."

Costello is likewise heartened by the progress being made on the IPOD. "We have moved quickly but carefully. Once this IPOD is in place, we will monitor it deliberately, assessing its strengths as well as its weaknesses. In this way, we can ensure that our community ends up with a final zoning plan that will be of great benefit to us all."

An IPOD is a clearly designated geographical area where special temporary zoning regulations are imposed upon the existing, or underlying, zoning. During the 24-month period when an area is designated as an IPOD, a planning study of the area is conducted. Community groups, community leaders, the Mayor's Office of Neighborhood Services and the Boston Redevelopment Authority participate in a public review process before new, permanent zoning regulations are recommended to the Boston Zoning Commission.

According to the draft text amendment for the proposed zoning controls, the purpose of the IPOD is

to provide a predictable, clear and understandable process for the public review of new development; to preserve and enhance the St. Vincent's neighborhood; to encourage the most appropriate use of land; to lessen vehicular congestion in the streets; to provide for adequate parking facilities; to provide adequate light and air; to prevent overcrowding of land; to promote residential development that is affordable to all segments of the community; to promote mixed-income residential development; to promote land uses which provide jobs for the city's residents; and to preserve, enhance and create open space.

The St. Vincent's IPOD's borders are West First Street from "B" Street to Dorchester Street, Dorchester Street to West Broadway, West Broadway back to "B" Street (exclusive of the West Broadway Housing Development) and "B" Street from West Broadway to West First Street.

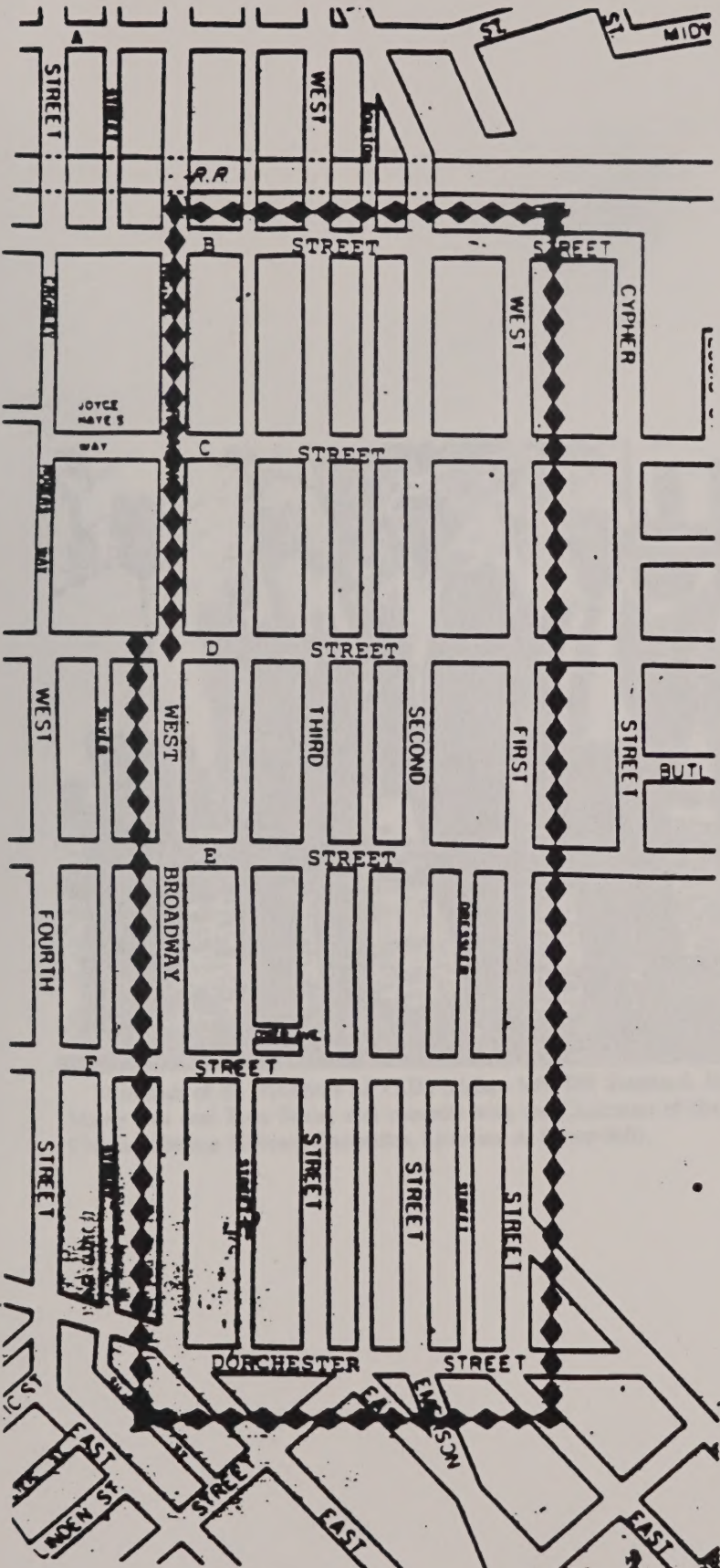
Fort Point CAC chairman Larry Dwyer noted that when the two year IPOD process expires, the Boston Redevelopment Authority, after taking recommendations from the community, will make final zoning recommendations to the Boston Zoning Commission, which has ultimate authority in setting final zoning.

"This is an open, public process," Dwyer said, "and all voices will be heard, both during the study period and during the public hearings."

THE SOUTH BOSTON TRIBUNE.

THURSDAY APRIL 25, 1991

SAINT VINCENT NEIGHBORHOOD - PROPOSED IPOD





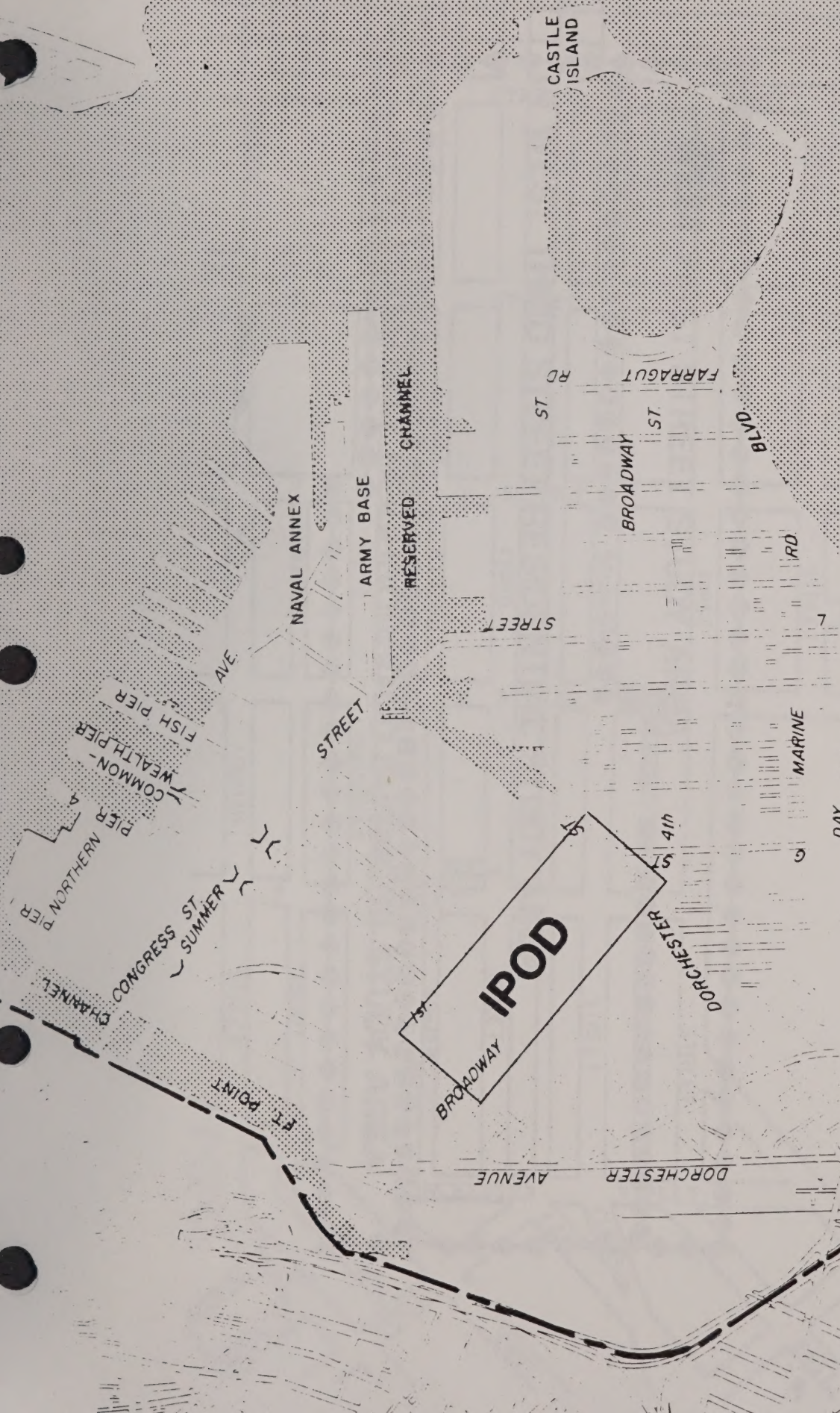
Members of St. Vincent's L.P.O.D., (right - left) Bill Stoddard, Bob Costello, Marty Nee and Tom Butler met recently with the Chairman of the Fort Point Channel Citizens Advisory Committee, Lawrence A. Dwyer (left).

ATTACHMENT E

MAP OF SOUTH BOSTON

with proposed

SAINT VINCENT NEIGHBORHOOD IPOD



ATTACHMENT F

This is a detailed street map of the West Broadway Neighborhood Business Study Area. The map shows a grid of streets including West First Street, West Second Street, West Third Street, West Fourth Street, and West Broadway. Key landmarks like the R.R. and Joyce Hayes Way are marked. The map is oriented with North at the top.

Streets shown:

- West First Street
- West Second Street
- West Third Street
- West Fourth Street
- West Broadway
- West First Street
- West Second Street
- West Third Street
- West Fourth Street
- West Broadway

Landmarks and other features:

- R.R. (Railroad)
- Joyce Hayes Way
- West Broadway
- West First Street
- West Second Street
- West Third Street
- West Fourth Street
- West Broadway
- West First Street
- West Second Street
- West Third Street
- West Fourth Street
- West Broadway

